## TR TEXAS REALTORS

## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PR	ROF	PE	RT	Y A	Τ	•	718B 54h	5	+	10	000	t, Blanco 18606	,		
THIS NOTICE IS A DIS	SCL IGN JYE	LOS VEI R	SUI D E MA	RE 3Y : VY V	OF SEL VISH	SEL LEF	LER'S KNOWLED R AND IS NOT A D OBTAIN. IT IS N	GE	E C	F	THE	E CONDITION OF THE PROF JTE FOR ANY INSPECTION RANTY OF ANY KIND BY SE	PER	$\triangle$	_
							erty. If unoccupied	l (b	y S Oxir	Sel na	ler). te	, how long since Seller has oc date) or ☑ never occupie	cup ed	iec the	d e
Section 1. The Proper This notice does not esta	<b>ty</b> l abli	has sh	s th	iten	ems	be o	arked below: (Ma conveyed. The contr	r <b>k `</b> act	<b>Ye</b> s	s (`	<b>Y),</b> l	No (N), or Unknown (U).) mine which items will & will not co	nve	y.	
Item	Y	N	U		lten				N						U
Cable TV Wiring	W				Liqu	id F	Propane Gas:								
Carbon Monoxide Det.							nmunity (Captive)								
Ceiling Fans	Ø						Property		V						
Cooktop		V,			Hot										U
Dishwasher		团		<b>—</b>			n System			TE					
Disposal		W		-	Micr			M			ו נ		Ø		
Emergency Escape Ladder(s)		v					r Grill				1	Smoke Detector - Hearing			[년
Exhaust Fans	Q				Pati	o/D	ecking		P		il I			E/I	
Fences				_			ng System		П	V	1				
Fire Detection Equip.		V			Poo		g cycle								
French Drain	Q			-			uipment						d		믐
Gas Fixtures		Ø		_			int. Accessories						Ø		
Natural Gas Lines		M		_			ater		1		1 1				
Item				Y	N	U	Addition	ااه	- F	- 141					$\overline{}$
Central A/C				V											
Evaporative Coolers					V		☑ electric ☐ gas number of units: 1 number of units:								
Wall/Window AC Units					V		number of units:								
Attic Fan(s)			盲	V	_	if yes, describe:								$\dashv$	
Central Heat							☑ electric ☐ gas		nu	mh	er	of units: 1			$\dashv$
Other Heat					<u>a</u>		if yes describe:		114	1116	,01	or drino.			$\dashv$
Oven				<u>u</u>					T		Г	gelectric ☐ gas ☐ other:			$\dashv$
Fireplace & Chimney							□ wood □ gas	oa	s r	٦r					$\neg$
Carport					図										
Garage					V		□ attached □ no								
Garage Door Openers					M		number of units:				-	umber of remotes:			
Satellite Dish & Contro	ls				V			ed	fro	m					
Security System					V		☐ owned ☐ leas								
Solar Panels					V		☐ owned ☐ leas	ed	fro	m					
Water Heater				Ø			☑ electric ☐ gas		ot	nei	:	number of units: 7			
Water Softener					V		☐ owned ☐ leas							-	
Other Leased Item(s)					V						^				
(TXR-1406) 09-01-19		Ini	tiale	ed by	: Bu	yer:		d Se	ellei	_	PK	Page	10	f 6	
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Concerning the Property at				/				cee	Y					
Underground Lawn S	prinkle	er		☑ □ □ at	uton	nati	с [	∃man	ua		areas covered:			
Septic / On-Site Sewe	er Faci	iliţy		☑   □   if ye:	s, at	ttac	h Inf	format	tior	1 Al	bout On-Site Sewer Facility (	TXR-	140	)7)
Water supply provided Was the Property built	by: E	2 cit	y □ 78?	] well □ MU □ yes □⁄n	OĮ O I	□ u	co-o nkno	p □ι own	ınk	nov	wn 🛘 other:			
(If yes, complete, si														
Roof Type: Me	foor	rina	on t	ho Droporty	/obi	4ge	:	r roof	1	X	rg placed over existing shing	roxin	nate	)
covering)? 🛘 yes 🖫	no E	l un	knov	wn	(51111	rigit	25 UI	1001	COV	/en	ing placed over existing shing	jies c	א וכ	JOI
Are you (Seller) aware defects, or are need of	of ar	iy o	f the I yes	e items listed s ᠌ no If y	in f es,	this des	Sec scrib	ction 1 e (atta	th ach	at ad	are not in working condition ditional sheets if necessary)	that	ha	ve 
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				and the second second second second										
if you are aware and		) if y	ou a	are not awar		or I	malf			_	n any of the following? (Ma	rk Y		(Y)
Item	Y	N	d	Item				Y	N		Item		Y	N
Basement		Q'	-	Floors					V	-	Sidewalks			D
Ceilings		Q/		Foundation /		b(s	)		V	-	Walls / Fences			
Doors		V,	-	Interior Walls					V	-	Windows			Ø
Driveways		Ø	-	Lighting Fixt			-		V	_	Other Structural Compone	nts		U
Electrical Systems		Q	4 -	Plumbing Sy	/ster	ms			V	_				
Exterior Walls		V		Roof			1	1.7						
										ddit	tional sheets if necessary): _			
Section 3. Are you ( No (N) if you are not a	Seller	) av					wing	(attach	litio	ddif	tional sheets if necessary):s? (Mark Yes (Y) if you are	awar	e a	nd
Section 3. Are you ( No (N) if you are not a	Seller	) av			e fo	llov	wing	(attach	litic	ons	s? (Mark Yes (Y) if you are	awar	Y	nd
Section 3. Are you ( No (N) if you are not a  Condition  Aluminum Wiring	Seller	) av			e fo	llov	wing	cond Cond	ition G	ons	s? (Mark Yes (Y) if you are	awar	Y	nd
Section 3. Are you ( No (N) if you are not a  Condition  Aluminum Wiring  Asbestos Component	Seller aware	) av			e fo	IIov	wing	cond Cond Rador Settlir	litic	ons	s? (Mark Yes (Y) if you are	awar	<b>Y</b>	nd N
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Concern	ing the Property at	B 5 # 87	
If the a	nswer to any of the items in Se	ection 3 is yes, explain (attach	additional sheets if necessary):
*A s	ingle blockable main drain may cause	e a suction entrapment hazard for a	n individual.
Section of repa	n 4. Are you (Seller) aware or hir, which has not been previ	f any item, equipment, or s	ystem in or on the Property that is in need ice?  yes no If yes, explain (attach
cneck	n 5. Are you (Seller) aware of wholly or partly as applicable	f any of the following condi e. Mark No (N) if you are no	tions?* (Mark Yes (Y) if you are aware and ot aware.)
Y N	Present flood insurance cover	erage (if yes, attach TXR 141	4).
			or a controlled or emergency release of water
	Previous flooding due to a na	atural flood event (if yes, atta	ch TXR 1414).
	Previous water penetration i TXR 1414).	nto a structure on the Proper	ty due to a natural flood event (if yes, attach
	Located ☐ wholly ☐ partly AO, AH, VE, or AR) (if yes, a	in a 100-year floodplain (Spe attach TXR 1414).	cial Flood Hazard Area-Zone A, V, A99, AE,
	Located □ wholly □ partly i	n a 500-year floodplain (Mod	erate Flood Hazard Area-Zone X (shaded)).
	Located  wholly partly in	n a floodway (if yes, attach T	XR 1414).
	Located ☐ wholly ☐ partly i	n a flood pool.	
	Located ☐ wholly ☐ partly i	n a reservoir.	
If the a	nswer to any of the above is ye	es, explain (attach additional	sheets as necessary):
-			
*Fo	r purposes of this notice:		
whic		E, AO, AH, VE, or AR on the map;	ood insurance rate map as a special flood hazard area, (B) has a one percent annual chance of flooding, which floodway, flood pool, or reservoir.
whic		X (shaded); and (B) has a two-ter	nd insurance rate map as a moderate flood hazard area, of one percent annual chance of flooding, which is
	od pool" means the area adjacent to ect to controlled inundation under the		nal maximum operating level of the reservoir and that is Army Corps of Engineers.
	od insurance rate map" means the r er the National Flood Insurance Act o		shed by the Federal Emergency Management Agency req.).
a riv	odway" means an area that is identifi ver or other watercourse and the adja NO-year flood, without cumulatively ind	cent land areas that must be reserv	as a regulatory floodway, which includes the channel of red for the discharge of a base flood, also referred to as more than a designated height.
"Re wate	servoir" means a water impoundmen er or delay the runoff of water in a des	t project operated by the United Sta signated surface area of land.	ates Army Corps of Engineers that is intended to retain
(TXR-14	06) 09-01-19 Initialed by:	Buyer: and Se	Page 3 of 6

512-695-1799

Jenna Moore

Concerni	ing the Property at
provide	n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach nal sheets as necessary):
	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance.  n when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk,
and	low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Admin	n 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business istration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional sheets essary):
	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if e not aware.)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
	Manager's name: Phone: and are: ☐ mandatory ☐ voluntary
	Name of association:  Manager's name:  Fees or assessments are: \$ per and are: □ mandatory □ voluntary  Any unpaid fees or assessment for the Property? □ yes (\$ ) □ no  If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
□ ២ If the a	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. Inswer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-14	106) 09-01-19 Initialed by: Buyer: and Seller: , Page 4 of 6
Торре	er Real Estate 507 E. Ash Johnson City 78636 512-695-1799 Jenna Moore

Concerning the Property	y at	B 5 9 8	F		
Section 9. Seller Section 10. Within persons who regu permitted by law to	the last 4 years	s, have you (Sell	ler) received any	written inspecti	are athennies
Inspection Date	Туре	Name of Inspecto			No. of Pages
Note: A buyer shou	uld not rely on the a A buyer should ob	above-cited reports tain inspections fro	as a reflection of om inspectors chos	the current conditions the buyer.	on of the Property.
Section 11. Check  Homestead Wildlife Mana Other:	gement E	Senior Citizen	□ Disab	iled iled Veteran	erty:
Section 12. Have yany insurance pro Section 13. Have yan insurance claim the repairs for whi	vider? □ yes ፴⁄ ⁄ou (Seller) ever re n or a settlement	no eceived proceeds or award in a leg	for a claim for da al proceeding) a	mage to the Prope	erty (for example,
Section 14. Does detector requiremor unknown, explair	ents of Chapter 70	66 of the Health a	nd Safety Code?	* Drunknown C	no Dves. If no
installed in accordate performance, locate area, you may chee A buyer may requifamily who will resident a licensed phinstall smoke detection.	ne Health and Safety ( ance with the requirement ion, and power source ck unknown above or co ire a seller to install small de in the dwelling is heal ysician; and (3) within tors for the hearing-imp g the smoke detectors	ents of the building code requirements. If you contact your local building toke detectors for the laring-impaired; (2) the building along the building the effect of the and specifies the	e in effect in the area in do not know the build ng official for more info hearing impaired if: (1 uyer gives the seller wi ctive date, the buyer n e locations for installati	n which the dwelling is I ling code requirements ormation. ) the buyer or a memb ritten evidence of the he nakes a written reques on. The parties may ag	ocated, including in effect in your er of the buyer's earing impairment t for the seller to
Seller acknowledge including the broke material information	er(s), has instructe				
Signature of Seller Michael Coo	lessy	4/16/2 Date	Signature of Se	Janeels ller	4-16-21 Date
Printed Name:	lance Coo	Len 4-16-21	Printed Name:	Pat Dani	els
ADDITIONAL NOT	over Cooley		(Kugie	Kanies	4-14-21
(TXR-1406) 09-01-19	Initialed by:	Buyer:	and Seller:	, Angie Dan	Page 5 of 6
Topper Real Estate	507 E. Ash I	ohnson City 78636	A 512-695-179	Jenna Moore	•

- 11	a a
Concerning the Property at 7/8 5#	Freet, B
(1) The Texas Department of Public Safety maintains a determine if registered sex offenders are located in <a href="https://publicsite.dps.texas.gov/SexOffenderRegicertain">https://publicsite.dps.texas.gov/SexOffenderRegicertain</a> areas or neighborhoods, contact the local policy.	certain zip code areas. To search the database, visit
(2) If the Property is located in a coastal area that is sea feet of the mean high tide bordering the Gulf of Mex Act or the Dune Protection Act (Chapter 61 or 63, Na construction certificate or dune protection permit may	
(3) If the Property is located in a seacoast territory of Commissioner of the Texas Department of Insurance, to obtain or continue windstorm and hail insurance. or improvements to the Property. For more information	f this state designated as a catastrophe area by the the Property may be subject to additional requirements A certificate of compliance may be required for repairs n, please review <i>Information Regarding Windstorm and</i> and contact the Texas Department of Insurance or the
available in the most recent Air Installation Compatible	on relating to high noise and compatible use zones is Use Zone Study or Joint Land Use Study prepared for met website of the military installation and of the county
(5) If you are basing your offers on square footage, meas independently measured to verify any reported inform	surements, or boundaries, you should have those items
(6) The following providers currently provide service to the	
Electric: PEC	phone #:
Sewer: City & Blanco	phone #: 833-4525
Water: //	phone #:
Cable:	phone #:
Trash: City of Blanco	phone #:
Natural Gae:	
	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:
(7) This Seller's Disclosure Notice was completed by Se this notice as true and correct and have no reaso ENCOURAGED TO HAVE AN INSPECTOR OF YOU	n to believe it to be false or inaccurate. YOU ARE
The undersigned Buyer acknowledges receipt of the fore	going notice.
Cinneture of Divior	Signature of Buyer Date
Signature of Buyer Date	
Printed Name:	Printed Name:

(TXR-1406) 09-01-19

Printed Name:

Initialed by: Buyer:

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